

# Maryland Historical Trust State Historic Sites Inventory Form

Survey No.

E3672

Magi No.

DOE ☐ yes ☐ no

## 1. Name (indicate preferred name)

historic Mozell P. Johnson House (Hoes Heights)

and/or common

## 2. Location

street & number 4308 Dewey Ave ☐ not for publication

Roland Park

city, town Baltimore ☐ vicinity of congressional district

state Maryland

county Baltimore City

## 3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

## 4. Owner of Property (give names and mailing addresses of all owners)

name Mozelle P. Johnson

street &amp; number 4308 Dewey telephone no.:

city, town Baltimore, Maryland 21211 state and zip code

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Land Records Room liber

street &amp; number District Courthouse folio

city, town Baltimore, Maryland state

## 6. Representation in Existing Historical Surveys

title

date ☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town state

## 7. Description

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### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

B3672    4308 Dewey Ave.    Hoes Heights    Modella Johnson 1950

*veterans* The Modella Johnson House is a set of duplexes constructed in red brick for ~~servicemen~~ and their families following World War II. The house is located in the historically black community of Hoes Heights. Grandison Hoes was a black man who received title to the area from his parents who were slaves. The land was originally owned by David Carroll of the Mt. Vernon Cotton Mills that were located in the valley.

Hoes Heights is a small community in the northwest section of Greater Homewood located on a high point of ground adjacent to the historic city water tower. It is bounded by Cold Spring Lane, Evans Chapel Road, 41st Street, and Hickory Avenue. The space between the houses and their alignment to the street is not systematically ordered although the lots are organized in a somewhat formal grid system. Hoes Heights is what used to be the highest point of land in the estate of David Carroll. The ground rises 360 feet above sea level, affording a good view down into the Jones Fall Valley and south along the Falls Turnpike. This house is bounded by Dewey Ave. to the east, Providence Rd on the south, Falls Rd to the west and Roland Heights Ave on the north.

The duplex is two stories high, constructed in masonry and four bays wide. It has several windows on the front and north elevations. A flat roofed porch is located on the front elevation and the trim on the windows and doors on the first storey have been decorated with arches and wide, contrasting trim.

*see ital*

## 8. Significance

Survey No. B3672

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1950 Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☐ local

Prepare both a summary paragraph of significance and a general statement of history and support.

## 9. Major Bibliographical References

Survey No. B3672

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

UTM References do NOT complete UTM references

A 

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Zone Easting NorthingB 

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Zone Easting NorthingC 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

4308 Dewey Avenue Hoes Heights Area Baltimore City

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Barbara Collins Turner

organization Morgan State University

date January 1983

street &amp; number Center for Built Environment Studies

telephone 444-3225

city or town Baltimore, Maryland 21239

state

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

## 8. Statement of Significance

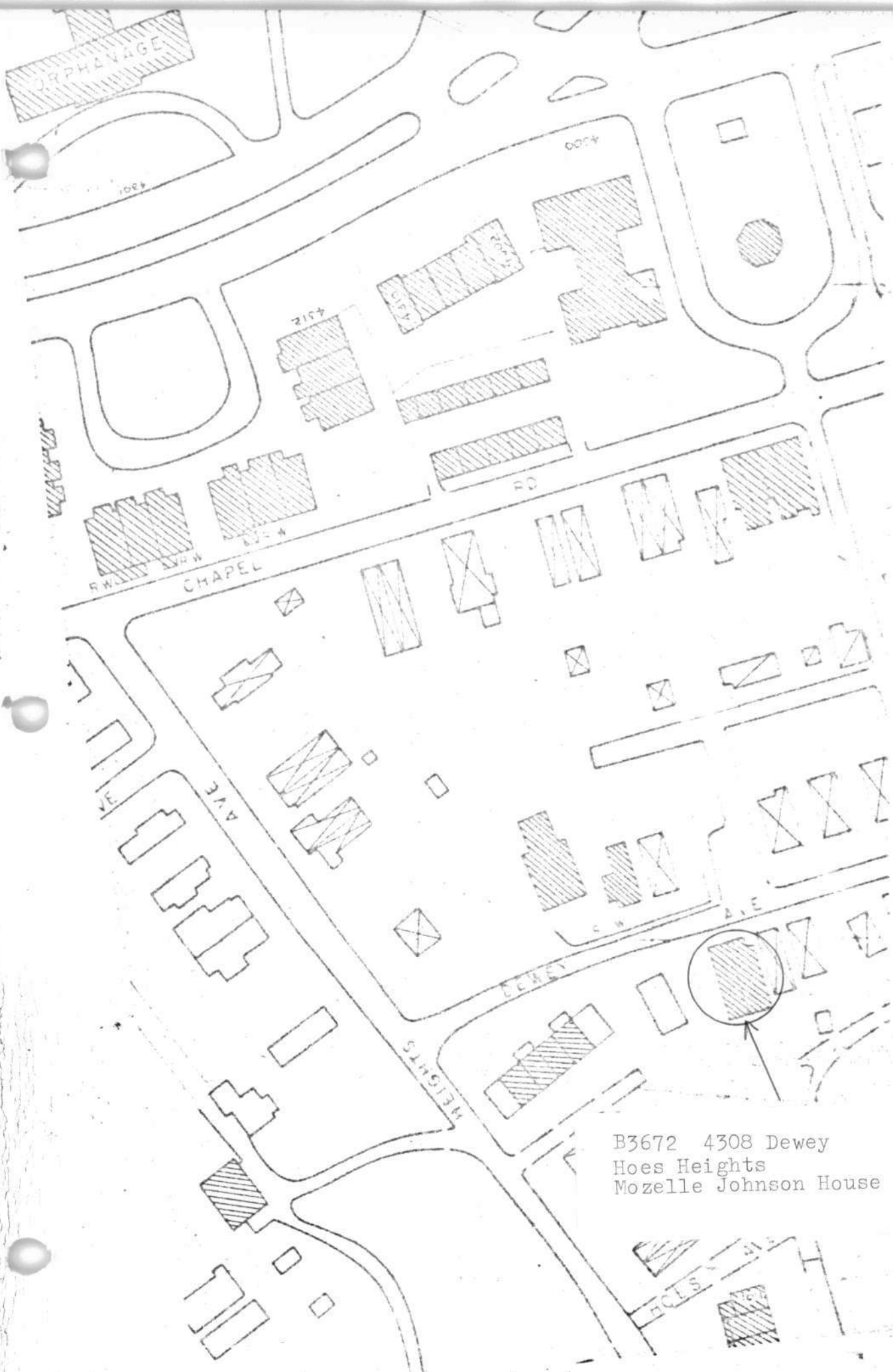
It is not uncommon for groups of people who share ethnic identities to form urban or rural settlements where the architecture, folklore, and other aspects of material culture were actively pursued and transmitted within the community. In spite of the peculiar aspects of the black American's trek from slavery to freedom, black people also responded to the struggle for existence by forming communities and settlements consciously. What is needed is an evaluation of what is known about sites that are significantly related to black history. This evaluation requires expanding upon the historic sites inventory which is currently available and providing documentation of spatial relationships, functional characteristics, structural requirements, and modifications. Ideally, the findings here would be most significant where we identify spaces that were occupied by slaves, free blacks, influential black leaders, professionals, working class, and poor blacks within a relevant comparative framework.

The black town was formally conceived as a community following Emancipation and dotted the American landscape from 1870 through the 1930's. These were usually formal communities located along an urban access route. The urban enclave, on the other hand, is a black settlement which typically categorizes the early communities that are historically black in urbanized areas. It is probably the most pervasive form of community in cities and its remnants are extant throughout the United States. Usually, a patriarchal community was formed around a colored school or church, and houses were built by the families who purchased lots from the patriarch. As cities grew, these communities became annexed by the city and formed the basic black district in the older areas. The grid plan is the form determinant although a spatial analysis of the relationship between spaces and nodal axis points which qualify spatial hierarchies is desperately needed.

Hoes Heights was formerly a part of the estate of David Carroll. Mr. Carroll founded the Mt. Vernon Cotton Mills in the valley and amassed a substantial fortune as the original mill building, built in 1847, was expanded to an operation of five buildings. What is now Hoes Heights was named after the black man who once owned the land on Providence Street and the surrounding area. It is uncertain how Grandison Hoes acquired the land. There is a suspicion that his foreparents, being slaves, were given it upon their freedom and that Grandison Hoes came to possess the land later during the late 1800's. Hoes' children were all given a piece of land on which they built some of the houses that still stand on Providence Street and Dewey Avenue.

Hoes Heights has a predominantly black residential population but the surrounding areas of Roland Park to the east, Medfield to the west and Hampden to the south, have mainly white populations. A modified grid plan was developed by the community although this system may have been a response to a conception of formality rather than a consciously designed program. Our problem is to determine what relationship the various patterns of settlement formation in black communities had to conceptions of space, time, and good design when these elements were in control of the builder. We need to support the preservation of these districts in order to contribute to urban design theory a knowledge of the ways in which race, class, and space are integrally related.

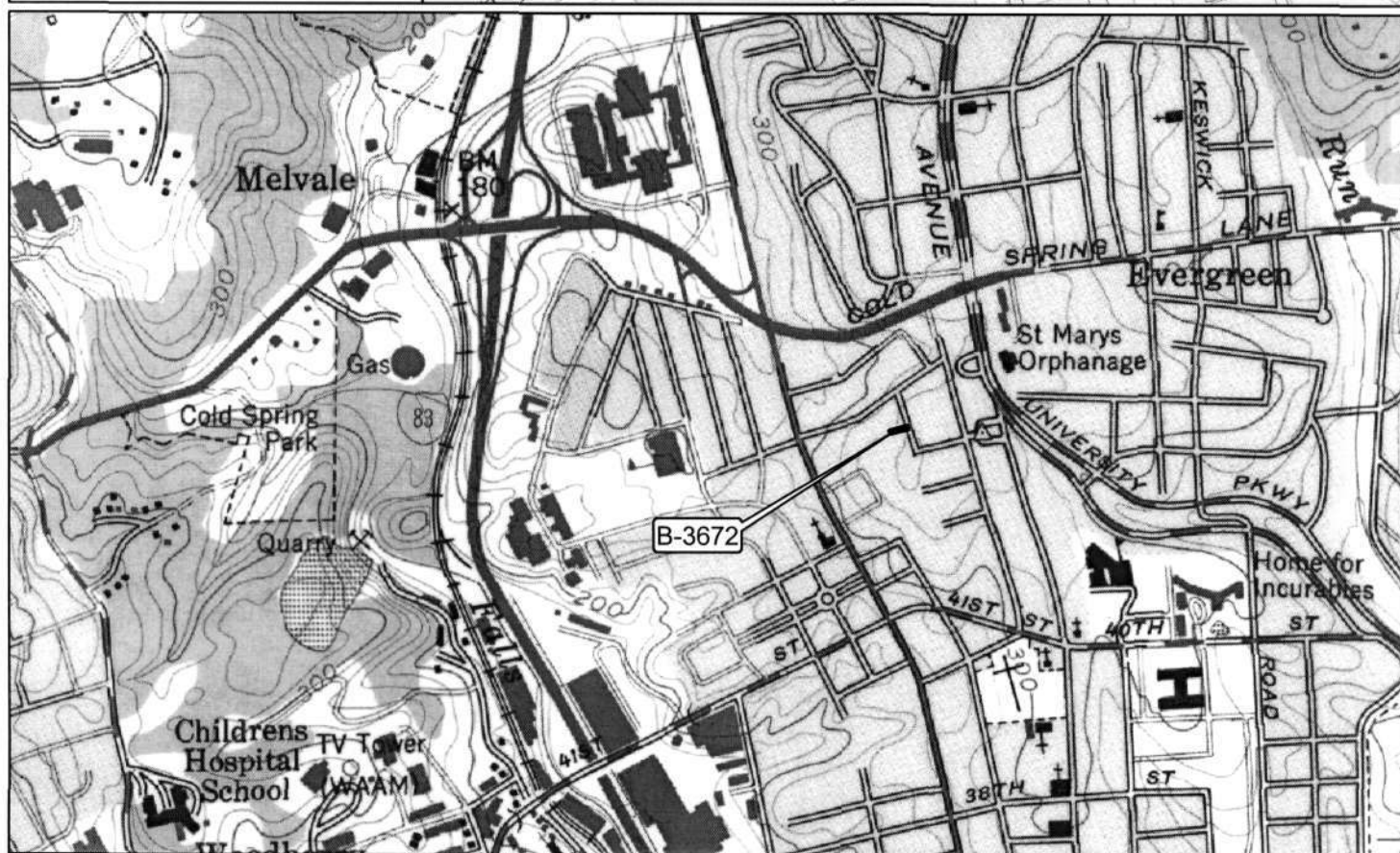




B3672 4308 Dewey  
Hoes Heights  
Mozelle Johnson House

6,000 WEST  
903,000  
5,500 WEST  
1 MILE

GIS data Courtesy of  
the City of Baltimore, MOIT/EGIS







B-3672

B-3672  
+ 123